

Fort Leavenworth,  
Building # 16  
24 Sumner Place  
Leavenworth  
Leavenworth County  
Kansas

HABS No. KS-53-E

HABS  
KANS,  
52-LEAV,  
1-E-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20013-7127

HABS  
KANS,  
52-LEAV,  
1-E-

HISTORIC AMERICAN BUILDINGS SURVEY

FORT LEAVENWORTH, BUILDING # 16 HABS No.: KS-53-E

Location: 24 Sumner Place, Fort Leavenworth, Leavenworth County,  
Kansas  
  
Leavenworth, Kansas-Missouri Quadrangle, Universal  
Transverse Mercator Coordinates: 15.334770.4357980

Present Owner: U.S.Department of the Army

Present Occupant: Col. and Mrs. Charles Hutchinson

Present Use: Residential

Significance: Building # 16 and its duplicate, # 15, retain a high degree of integrity in their architecture and in their setting. These structures are fine examples of the frame Italianate cottage. Buildings of similar design were evidently a relatively common type for the frontier army in the post Civil War era. There were at least eight at Fort Leavenworth; these two are the only ones extant at this post. In addition to their long association with the old Parade ground- the site of the original Cantonment- this pair represents a key period in the Fort's history, that of the Indian wars. Also, 1870 marked the beginning of a twenty-year period in which the Fort served as headquarters for the Department of the Missouri, which directed military affairs in five states and territories during the decade.

PART I. Historical Information

A. Physical History:

1. Date(s) of erection: 1870 (plan notations: "Col.'s Qtrs.---")
2. Architect: Plans were prepared in the office of Quartermaster General, Washington, D.C.
3. Original and subsequent owners: U.S. Department of War; since 1947 known as the Department of the Army.
4. Builder, contractor, suppliers: Unknown
5. Original plans & construction: Copies of the original floor plans and of the front elevation are at the Fort Leavenworth Museum (see Supplemental Materials # 1 & # 2). Also found, were later, undated floor plans showing the lay-out of the building as it presently exists (see Supplemental Materials

# 3 & # 4).

The buildings surrounding the main parade were described in the 1875 Surgeon-General's report, as follows:

Two sets of field-officers' quarters consist of two-story frame houses, with hall in the middle, and two rooms on each side on both stories. There is a kitchen and pantry in the rear and a cellar under the back rooms, in which there is also a kitchen, connected with a dumb-waiter. Bath-rooms are in the rear of the west first-story rooms. These quarters are heated by a wood furnace in the basements and fire-places in all the rooms. The buildings are uniform in size and structure, with verandas in front, and were erected in 1871 (p. 275).

This report further states that all houses on the parade were supplied with water from cisterns at the rear of each set. Only the quarters of the field officers and commanders had bathrooms installed. All quarters were furnished with stables, carriage-houses, fuel houses, and sinks with covered ways. At that time, a carriage road passed around three sides of the parade ground; the south side had no road or buildings.

6. Alterations & additions: A large room was added to the end of the wing before 1903; it has since become the kitchen, while the former kitchen is now a pantry. A second floor was added to the wing by 1903. After 1903, the rear porch (approximately 9' x 12') between the kitchen and the pantry, was enclosed by a north wall in which paired six-over-six windows were installed. The original pantry became a passage between this "bedroom" and the present pantry. An historical photograph shows Building # 16 after these additions were made (see Supplemental Material # 5). The basement kitchen has been removed, as has been the bath in the former "coal room." The dining room fireplace was removed after 1949.

B. Historical Context:

In the wake of the Civil War, the Regular Army resumed its antebellum role on the frontier. Turmoil increased with the rapid westward expansion; the activities of Indians and highwaymen continued to require actions by the Army. In 1869, the headquarters and four troops of the 7th Cavalry located at Fort Leavenworth. With the establishment of the headquarters of the Department of the Missouri at the post

in the spring of 1870, the fort assumed an increased importance.

New facilities were required, which included housing for additional officers. The notation on the plan for the "Colonels' Quarters at Ft. Leavenworth, Ks." reads as follows: "These quarters are being constructed under authority contained in telegram of Gen'l. Sherman to Gen'l. Pope May 23-70 advising him that \$50,000 is authorized to be expended in erecting add'l. qtrs. for officers at Ft. Leavenworth - Estimated cost of the building \$4,280.69. --- QMGO Aug.24, 1870" (see Supplemental Material # 6 for listing of former residents of Building # 16).

On a drawing of captains' quarters authorized at the same time, it is noted that General Pope reported in November, 1870, that the entire sum had been expended in building one set of Field Off's Qtrs., five captains' Qtrs., ten lieutenants' Qtrs. and two Field Officers Qtrs. The double quarters were very similar in design to Buildings # 15 and # 16, single residences, and were reportedly a common type for the frontier army in the post-Civil War era (Langellier, "Building 16"). Of those at Fort Leavenworth, only Buildings # 15 and # 16 are extant.

The appropriation for the 1870 building expansion was the last sizable one until 1875, when buildings were constructed or adapted to serve the newly established military prison. The remaining residences of the 1870 expansion, Buildings # 15 and # 16, continue to serve as single quarters for field-officers and their families.

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: Building # 16 is a large two-story frame building influenced by the Greek revival and Italianate styles. The balanced facade is five bays wide; the sidelighted central bay indicates the center hall floor plan. The porch extending across the facade has chamfered, bracketed posts supporting a flat roof. Architraves have a vestigial shoulder. A continuous denticulated cornice visually supports the hipped-with-flat roof, from which tall chimneys rise at each corner. There is a five-sided projecting bay on the east elevation.
2. Condition of fabric: The building appears to be in excellent

condition.

B. Description of Exterior:

1. Overall dimensions: Building # 16 is a large (6,624 sq.ft.) single family dwelling; the main block measures approximately 44' x 37', and the wing 37' x 20' (Historic Property Records, Vol. I). The L-shaped, two-story frame house has a partial basement. The facade is to the south; the wing is on the northeast half of the north elevation. A one-story porch extends across the south elevation; an L-shaped porch is on the north elevation.
2. Foundations: The foundation is coursed rubble stone with a coursed vermiculated limestone facing (see HABS photo # KS-53-E-4). About half of the building has only crawl space, under three of the main block rooms, and the rear room of the wing.
3. Walls: The walls are sheathed with clapboard, painted a soft yellow; trim is painted white. There are squared sections of brick at the fireplace backs, except the northeast one.
4. Structural system, framing: The building is wood-framed. The floor joists under the entry hall are 2" x 8", on 16" centers, with circular saw marks. The remainder of the basement has plasterboard ceilings. Interior basement walls are one and a half feet thick.
5. Porches: The south porch has four posts across, and two pilasters. Brick piers support a wood floor. A balustrade with square balusters connects the chamfered posts. The post cornices are comprised of stop-chamfers, molding, and dentils; from these spring openwork brackets to support the undecorated roof cornice. The near-flat roof projects over the cornice. There are lattice sections between the foundation piers, and above the east and west-end balustrades (see HABS photo # KS-53-E-1 & 2).

The north porch is L-shaped, at the juncture of the main block and the wing. It is supported on wood posts; the shed roof is supported on chamfered posts along the wing, and plain posts on the main block. The cross-rafter roof frame is exposed. A balustrade of horizontal boards runs between the posts; there are two access stairs toward the north (see HABS photo # KS-53-E-4 & 5).

6. Chimneys: There are four tall red brick chimneys on the main block, toward the roof corners (see HABS photo # KS-53-E-2).

Three have a stepped base, narrow shaft, and concrete cap; that at the northwest corner is an attached chimney without trim. The base measures sixty-eight and a half inches in width in the basement; it is stone to forty-seven inches above the floor. The chimney on the east side of the wing was removed; the base in the basement measures twenty-nine and a half inches in width. Plate metal is visible at the north end of the wing roof, where a second chimney was removed.

#### 7. Openings:

- a. Doorways & doors: The main entry, on the south, has a three-light transom, and a light over the sidelights of three lights, which are over a vertical panel. The door and lights are recessed in a simple molding surround. The unpainted door has two round-head molded arches over two vertical molded panels (see HABS photo # KS-53-E-6).

The north exterior door is on the west wall of the wing, and mid-length of the porch. Simple framing encloses the three-light transom and four-panel door; the lintel with driptable abuts the porch roof frame.

Adjacent to the porch, on the main block, are metal cellar doors. To the west, what appears on the interior to be a door is concreted; this is only partially evident on the exterior (see HABS photo # KS-53-E-5).

- b. Windows & shutters: Throughout the house, first floor windows are six-over-six light wood sash; second floor windows have two-over-two lights, with a short upper sash. The wide mullions and rail thus form a latin cross; there is a narrow cross mullion mid-length of the lower sash. The mullion has a vertical bead at center. No shutters exist, although they were used in the past (see HABS photo # KS-53-E-2).

The projecting bay has five angled sides, each with a single, narrow light. Basement windows are enclosed in semi-circular wells (see HABS photo # KS-53-E-3).

#### 8. Roof:

- a. Shape, covering: The main block has a hipped-with-flat

roof covered with standing seam metal, painted red. North and south porches are near-flat shed roofs with terne roofing.

- b. Cornice, eaves: On the main block, the cornice is continuous, boxed and denticulated; that on the wing is boxed and undecorated (see HABS photo # KS-53-E-2 & 5).
- c. Dormers: The central gabled dormers, north and south, have standing-seam metal roofing; these have fixed louvers, which are painted white (see HABS photo # KS-53-E-2 & 4).
- d. Walks: There are concrete walks to the north and south, and a section of brick paving at the north porch/cellar door area.

#### C. Description of Interior:

1. Floor plans: See floor plan attached. Ceilings of the first floor are ten feet and eleven inches in the main block, ten feet in the wing, and nine feet and eight inches in the bath and small rear room (former porch). Second floor ceilings are ten feet with eaves in the main block; the rear hall and bath have seven and a half foot ceilings.
2. Stairways: The stair of the entry hall is a straight run of nineteen steps; the steps widen in a curve at the foot. The bottom step is fifty-two inches wide, narrowing to the fourth step, forty-seven inches wide. The newel post has an octagonal base with recessed vertical panels; the shaft is octagonal with recessed tapered panels; the terminus is turned, with a cap. The balustrade curves outward at three steps from the base; balusters are turned, in alternating patterns. The string is decorated with raised scroll-work which continues around the stairwell frieze (see HABS photo # KS-53-E-7).  
  
The back hall stair is a boxed dog-leg with winders, thirty-two inches wide. The wing stair is a boxed straight run.
3. Flooring: The basement has a poured concrete floor. The upper floors are of narrow oak, varnished. Sheet vinyl covers the pantry and kitchen, and baths have vinyl tile flooring.
4. Wall & ceiling finish: Basement walls are exposed and plastered stone. The north wall of the main block has brick piers filled in with framing over a stone foundation

(remnants of the former porch). Except for the central hallway, basement ceilings are covered with plasterboard.

Upper walls and ceilings are finished with smooth plaster, except the small rear room, the former porch, which has clapboard on the three interior walls, and four inch board ceiling.

5. Openings:

- a. Doorways & doors: The basement door and window framing is plain, with a convex curve at the reveal. The exterior door has nine-lights over two panels; the back hall/former laundry room door has two tall panels over two panels.

Doorways on the entry hall have seven inch molding on five inch plinths, enclosing three-light transoms. These doors have two taller recessed panels over two panels. Wide doorways between front and rear rooms of the main block have seven inch molding (see HABS photo # KS-53-E-7). On the second floor, the doors are the same, but the molding is five and a half inches wide.

Varying doors in the wing are a five-cross-panel door, and that of the northernmost room which has a raised cross over angled, beaded boards; the south side has chamfered posts and stiles.

- b. Windows: The only basement windows are on the east; the framing is four inches wide, approximately 70" x 44", these have six lights. The lower half has been concrete or brick-filled.

Windows in the main block have seven inch molding; there is a recessed cross-panel beneath the sill, which is twenty-seven and a half inches from the floor. The bay windows are similarly panelled. The rear west room is not panelled. Second floor windows are set at the top of the baseboard, and are fifty-nine inches high, with five and a half inch rectilinear molding.

6. Decorative features & trim: The baseboard is ten inches high and heavily molded in the main block first floor; seven inches on the second. The main block has picture rail, except in the dining room. Fireplaces are in the first floor principal rooms, except the dining room. The three mantels are identical: simple

raised shafts with a rounded attached pier at the outside rise to a slightly arched, molded lintel. The frieze carries a raised, beveled keystone-shape central decoration; at the terminus of each shaft are beveled wedge-shaped pieces. The beveled shelf is slightly curved (see HABS photo # KS-53-E-8).

The west principal rooms have built-in storage to the right of the fireplaces; the front room has open shelves to approximately nine and a half feet, with seven inch molding. The second room shelves are enclosed by two panelled doors (see HABS photo # KS-53-E-8).

The pantry cupboard measures approximately 5' x 9'. The upper doors have one-over-one lights, and single panel doors beneath, with old brass cabinet latches.

7. Hardware: Door plates are characteristically an elongated, oval shape with a beaded edge; knobs have a beaded trim. Variations are rectangular bevelled brass plates, and a few rimlocks with porcelain knobs.
8. Mechanical Equipment: Utilities were added c. 1909 (Historic Property Inventory, 1977).
  - a. HVAC: The 1875 Surgeon-General's report (Circular No.8, War Dept., May 1.) states that these quarters (Buildings # 15 and # 16) were then heated by a wood furnace in the basement and fireplaces in all the rooms. Only three fireplaces in the main block remain. The existing furnace is a National-U.S. Radiator Gas Boiler, No.7-16C, manufactured by Crane Co., of Johnstown, Pa., installation date not recorded. The 30-gallon water-heater was manufactured by A.O. Smith, Kankakee, Il. The dining room steam radiator has a three-shelf warming oven. There is an attic ventilator at the center of the roof.
  - b. Lighting: Several older ceiling fixtures remain, which have a copper base and frosted globe with clear-glass grapevine pattern. The house was re-wired in 1984; it has 120/240 volt capacity.
  - c. Plumbing: No old fixtures remain, except two laundry sinks on the basement north wall, adjacent to the stair. These are thirty-six

inches high, twenty-nine inches wide, twenty-seven inches deep, with two eighteen inch high front legs. No identification was visible. A bath previously located in the "coal room" has been removed; the single original bath (still in working order) is in the first floor northwest corner.

D. Site:

The house faces south overlooking the main parade (see HABS photo # KS-53-14). To the west is its duplicate; to the east, the old Post Commander's large brick house. To the north, across an alley, parking area and McPherson Avenue is the U.S. Disciplinary Barracks (see HABS photo # KS-53-E-3). An historical photograph entitled "North side of Parade, 1870-75," and Wilhelm Dammeier's "Bird's Eye View of Fort Leavenworth" help to show the relationship of Building # 16 with the Main Parade and the surrounding buildings (see Supplemental Materials # 7 & # 8).

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings:

Plans of Buildings, Construction and Alterations. Blueprint and photostatic copies, Directorate of Engineering and Housing, Fort Leavenworth.

"Col.'s Qtrs. at Fort Leavenworth, Ks.," 1870. National Archives R.G. No. 77, Fort Leavenworth, No. 32-35 (copy, Fort Leavenworth Museum).

"Double Set of Capt.'s Qtrs." National Archives R.G. No. 77, Fort Leavenworth, No. 28 (copy at Fort Leavenworth Museum).

B. Early Views:

"Ft. Leavenworth Buildings and Views collection, and uncatalogued photographs. Historical photographs collection, Fort Leavenworth Museum.

Copies of historical photographs from R.G. 92, National Archives, in "History-Buildings" file, Directorate of Engineering and Housing, Fort Leavenworth.

Dammeier, Wilhelm. "Bird's Eye View of Fort Leavenworth, Kansas, 1881." Fort Leavenworth: Department of the Missouri, 1881. Fort

Leavenworth Museum.

C. Bibliography:

1. Primary and unpublished sources:

Extract from Circular No. 8, War Department, Surgeon-General's Office, Washington, D.C., May 1, 1875. Washington GPO, 1875. Copy, Fort Leavenworth, R.G. 92, Consolidated Correspondance File, 1794-1890, Office of the Quartermaster General, National Archives.

Fort Leavenworth Historic Property Records, Vol. I, Directorate of Engineering and Housing.

----- Real Property Records, Directorate of Engineering and Housing.

Department of the Army Historic Building Inventory, Directorate of Engineering and Housing.

Fort Leavenworth Historical Society, Quarters Research File (Streets, Reynolds-Thomas). Fort Leavenworth Museum.

Langellier, J.P. "Building 16," "History-Buildings" File, Directorate of Engineering and Housing.

----- "Ft. Leavenworth Preservation Overview" (unpublished), March, 1985. Directorate of Engineering and Housing, pp. 45, 51.

2. Secondary & published sources:

Hunt, Elvid, and Lorence, Walter E. History of Fort Leavenworth, 1827-1937, Ft. Leavenworth: Command and General Staff School Press, 1937, pp. 122-124, 266.

Walton, George. Sentinel of the Plains: Ft. Leavenworth and the American West. Englewood Cliffs, N.J.: Prentice-Hall, 1973, p. 147-159.

E. Likely sources not yet investigated: Further research in the Consolidated Correspondance File, R.G. 92, Old Army and Navy Branch, National Archives, might yeild further information.

F. Supplemental Material: Attached

Prepared By:

Fort Leavenworth, Building # 16  
HABS No. KS-53-E  
Data (page 11)

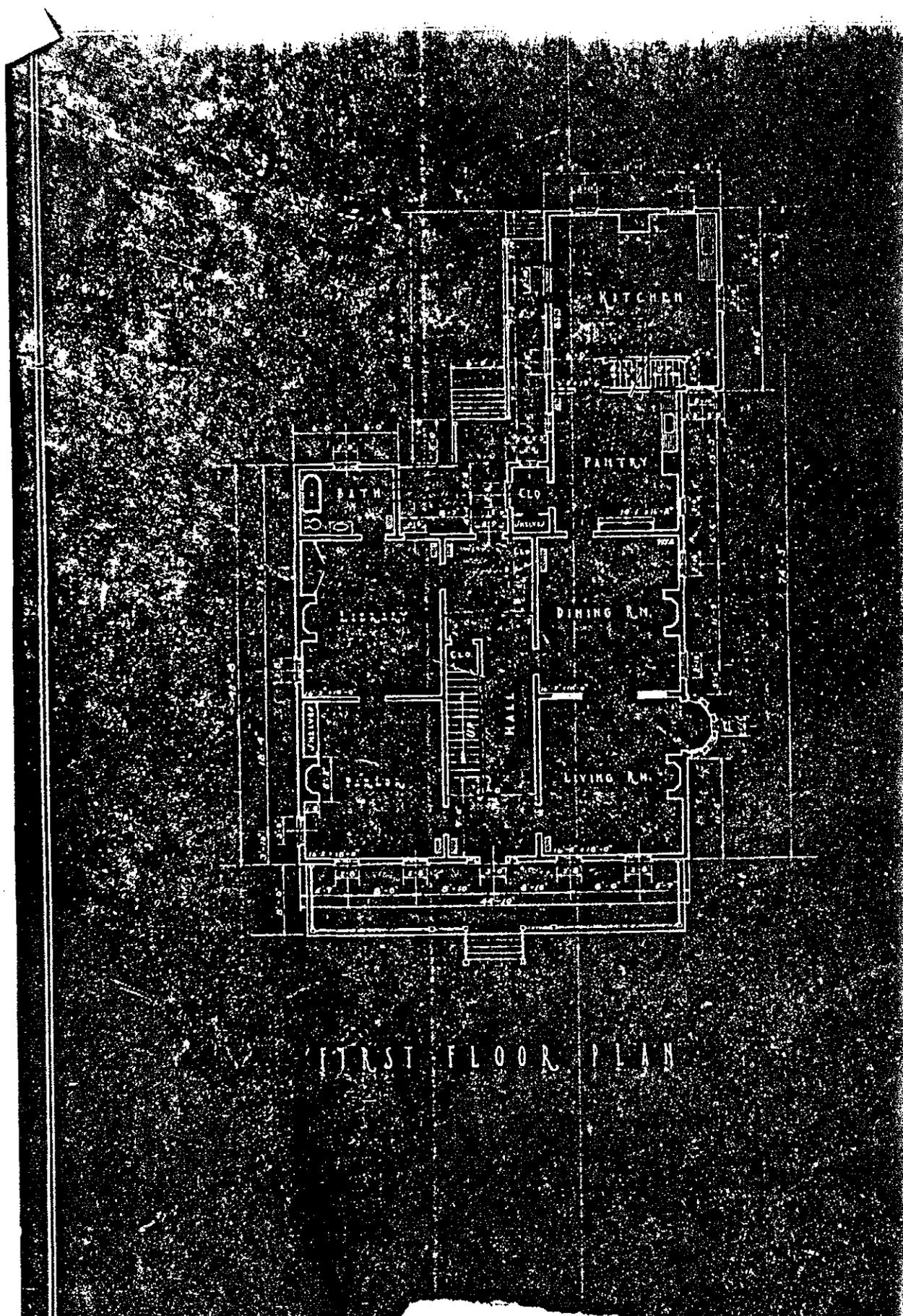
Judith Hunt  
Project Historian  
Historic American Buildings Survey  
Summer 1985

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey of the National Park Service in agreement with the post command at Fort Leavenworth, Kansas and the headquarters of the U.S. Army Corps of Engineers, Washington, D.C. The project was completed under the general supervision of Robert J. Kapsch, Chief of the HABS/HAER Division. Sally Kress Tompkins, Deputy Chief of HABS/HAER, served as Program Coordinator and Robie S. Lange, HABS Historian, as Project Leader. The Field Supervisor was James A. Glass (historian, Cornell University); the Project Historians were Judith E. Hunt (University of Missouri, St. Louis) and Kristie D. Struble (University of Virginia).

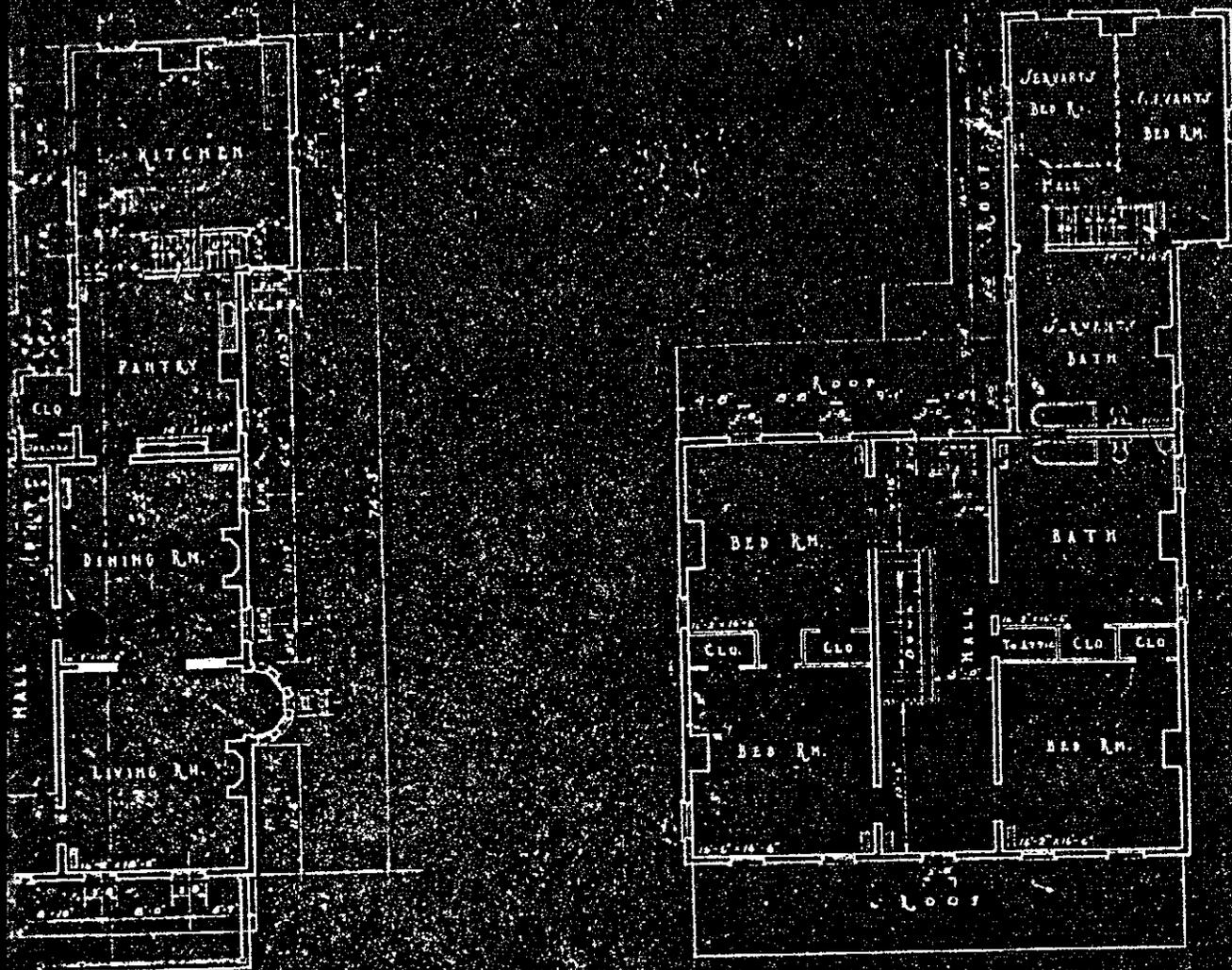
F. Supplemental Material  
1. First floor plan

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Data (page 12)



2. Second floor plan

Fort Leavenworth, Building # 16  
HABS No. KS-53-E  
Data (page 13)



100 R PLAN

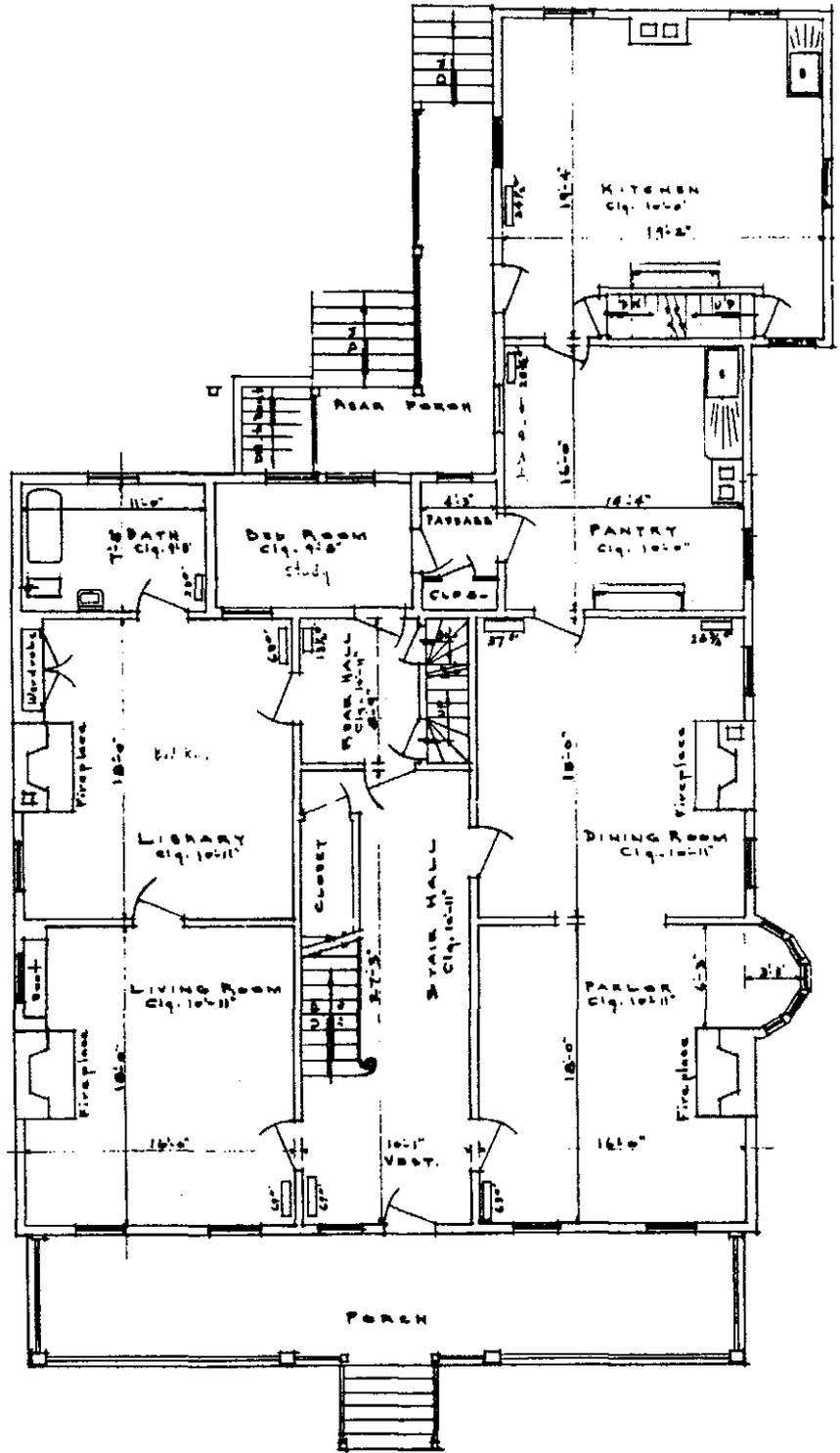
SECOND FLOOR PLAN

OFFICERS QUARTERS  
BUILDING #16

FORT LEAVENWORTH KANS.  
DRAWN IN THE OFFICE OF THE CONST. Q.M.  
FORT LEAVENWORTH KANS.

3. First Floor plan

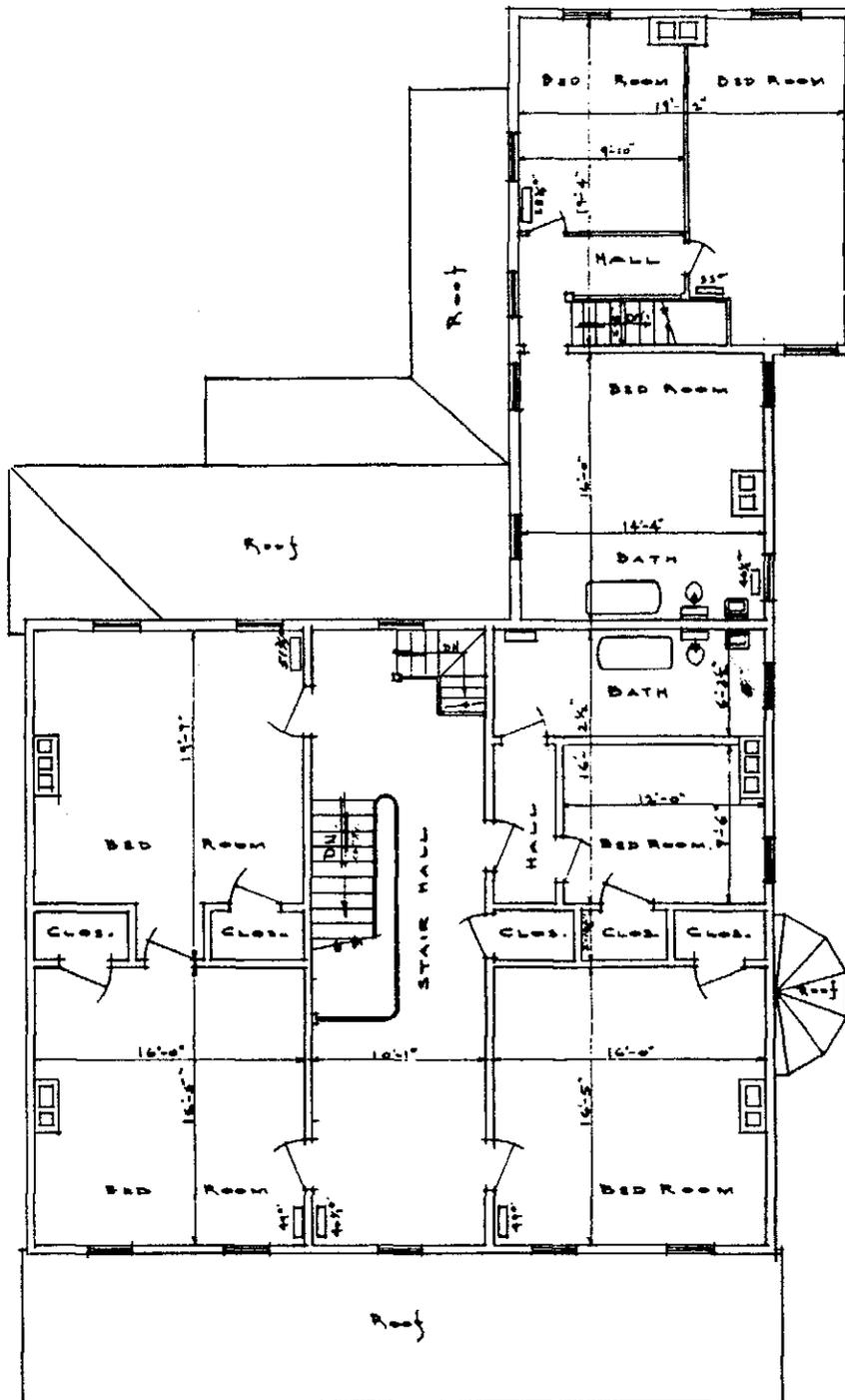
Fort Leavenworth, Building # 16  
HABS No. KS-53-E  
Data (page 14)



**FIRST FLOOR PLAN**  
SCALE : 1/8" = 1' - 0"

4. Second floor plan

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**SECOND FLOOR PLAN**

SCALE: 1/8" = 1' - 0"

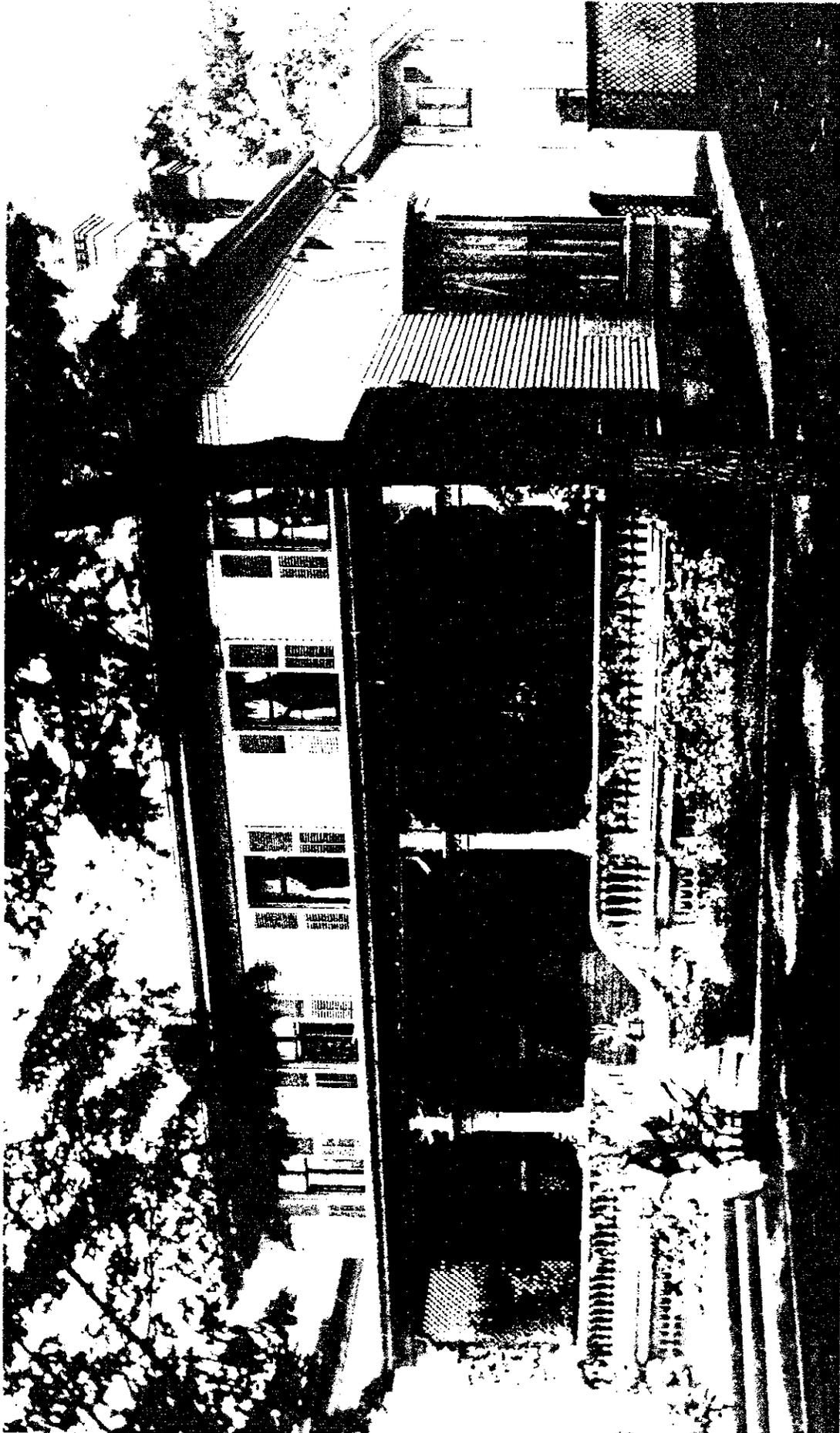
BLDG. NO. 16 24 SUMNER PLACE

OFFICE OF THE FACILITIES ENGINEER  
 FORT LEAVENWORTH, KANSAS

DRAWN BY:	<b>TYPICAL FLOOR PLAN N 10</b>
CHECKED BY:	
SUBMITTED BY:	
APPROVED:	
APPROVED FOR:	
SCALE:	PROJECT NO:

5. Building # 16, undated photograph

Fort Leavenworth, Building # 16  
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7. North side of Parade Ground,  
circa. 1870- '75 or '76

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